
Site Address:	3 Bacon Lane, Hayling Island, PO11 0DN		
Proposal:	Revisions to previously approved application, APP/14/00859, erection of Orangery.		
Application No:	APP/15/01188	Expiry Date:	14/12/2015
Applicant:	Mr Truick	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Heather Lealan
	Martin Critchley Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located in Bacon Lane in Hayling Island. The road contains a variety of dwelling types and sizes but most are detached and fairly large in scale. There are several mature trees located along the road which gives the road a certain character.

No. 3 is located towards the entrance of the road, leading off from Manor Road. It comprises a detached, two-storey cottage style property with a pitched roof and barn hip corners. There is a central projecting gable section and two pitched roof dormer windows either side of this. There is a tall chimney on the west elevation. On the rear of the property there is a large dormer window with four glazed sections and a small pitched roof over each section. There is a double width, detached garage located at the side/rear of the west elevation. There is an open area to the front of the property which includes a grassed section and a driveway leading to the garage. The boundary with the highway is marked by a low brick wall and there is a screen of mature planting. The side/front boundaries with either neighbouring property is marked by a 1.8m high wooden fence. The rear garden is mainly laid to lawn and also enclosed by a 1.8m high fence.

2 Planning History

APP/13/01137

Demolition of existing garage and erection of two-storey extension. Withdrawn.

APP/14/00079

Demolition of existing garage and erection of two storey side extension. (Revised Application).- Refused for the following reasons;

- 1. The proposal would result in development at a 2-storey height across virtually the whole width of the plot, resulting in a loss of space about the building to the detriment of the visual amenities and spatial characteristics of the streetscene. By reason of its bulk and height would have an adverse impact on the visual character of the original dwelling and be an incongruous feature within the streetscene to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*

2. *The proposal by reason of its size and location close to the boundary and side windows at No. 5 Bacon Lane, would be in an intrusive and overbearing form of development, detrimental to the outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*

Both these reasons for refusal were upheld by the Inspector at the subsequent planning appeal.

APP/14/00859

Demolition of existing garage and erect single storey side/rear extension. This application was submitted in an attempt to overcome the previous reasons for refusal of APP/14/00079 - Permitted

APP/15/01063

Application for non-material changes to Planning Permission APP/14/00859 relating to (a) relocation of velux window towards front of garage; and (b) insertion of a round upvc window with blue glass in the south facing gable wall of the office - Permitted

3 Proposal

Revisions to previously approved application, APP/14/00859, consisting of the erection of an Orangery. The previously approved application proposed an open sided, mono pitch loggia to the rear of the dwelling house. The applicant now proposes to construct an enclosed orangery instead. The orangery will be 2.7m in depth and 6m in width and incorporates a roof lantern.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Local Plan (Allocations), 2014

AL1 - Sustainable Development

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highway Engineer - no objection

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of the design and impact on the streetscene
- (iii) Impact on the neighbouring properties

(i) Principle of development

7.2 The site is located in a defined urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and impact on the streetscene

7.3 The revised scheme proposes a rear single storey extension/orangery of approx 2.7m in depth which is clearly subservient to the main dwelling house and which incorporates design features of the main dwelling. This structure replaces the previously approved 2.5m (approx) loggia. It is considered that the revised scheme accords with the requirements of policy CS16 of the Core Strategy and the Borough Design Guide.

(iii) Impact on the neighbouring properties

7.4 The proposal is located to the rear of the dwelling and does not extend out in depth as far as the single storey side extension that is currently under construction. Also it does not extend the full width of the dwelling house. As such, it is considered that this Orangery would not have an adverse effect on the amenity of the occupiers of any neighbouring property and that it is in accordance with the requirements of Core Strategy policy CS16.

8 Conclusion

The revised rear extension/Orangery is considered to be of a design which accords with local planning policy and it will not adversely affect the amenity of the neighbouring properties and as such, is recommended for permission subject to the conditions listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01188 subject to the following conditions;

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.

- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Block Plan drwg. no. 1144-101 received 19 October 2015
Existing Floor Plans drwg. no. 1342-201 received 19 October 2015
Proposed Elevations and Floor Plans drwg. no. 1342-401 rev C received 5 November 2015

Reason: - To ensure provision of a satisfactory development.